



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

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Setti D. Warren
Mayor

Public Hearing Date:	September 21, 2010
Land Use Action Date:	November 23, 2010
Board of Aldermen Action Date:	December 20, 2010
90-Day Expiration Date:	December 20, 2010

DATE: September 21, 2010

TO: Board of Aldermen

FROM: Candace Havens, Interim Director of Planning and Development
Derek Valentine, Senior Planner

SUBJECT: **Petition #213-10, NEWTON HISTORICAL SOCIETY** for a SPECIAL PERMIT/SITE PLAN APPROVAL/EXTENSION OF NONCONFORMING USE to allow a museum in a SR-1 Zone, expand a nonconforming structure and waive required parking spaces at **286 WAVERLY AVENUE**, Ward 7, on land known as Sec 73, Blk 9, Lots 1&17, containing approx 24,638 and 24,357 sq ft of land, respectively, in a district zoned SINGLE RESIDENCE 1. Ref: Sections 30-8(b)(4), 30-15 Table 2, 30-21(a)(2)(b), 30-21(b), 30-19(d)(13), 30-19(m), 30-19(g)(1) and 30-19(g)(2) of the City of Newton Rev Zoning Ord, 2007.

CC: Mayor Setti D. Warren

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decision making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the



Board of Aldermen will want to consider in its discussion at a subsequent Working Session.

EXECUTIVE SUMMARY

The project property is comprised of two parcels in the Single Residence 1 Zone. The property is owned by the Durant Homestead Foundation, Inc. One of the lots is improved with the historic Durant-Kenrick House (hereafter "the house"), which is an early example of a center hall colonial, gambrel roof, 2.5-story wood-framed structure constructed in 1732. The adjacent lot is owned by the Foundation, is currently vacant, and is part of this petition. The house is currently being utilized as a historic house museum, although the intensity of this activity is light, mainly in the form of private tours arranged on an as-requested basis. There is also a caretaker living on the site. The house has had a series of additions occurring in 1870 and later in 1930. Under this plan, the Newton Historical Society will acquire the house from the Foundation as a donation. No one will live on the property once the proposed improvements take place.

The proposal is to restore the 18th Century structure, remove later additions and replace them with more 1700s period-appropriate facilities which will expand the capacity of the building as an interactive, educational site. The newly restored house will be utilized as a museum with the added attraction of interpretive gardens. The applicant qualifies for so-called "Dover Protected" status which is extended to the Newton Historical Society.

The structure will be accessed via a stabilized dirt driveway off of Waverly Avenue. A second pedestrian access will be a stabilized dirt path connecting the museum to Kenrick Street across the vacant lot. The access point on Kenrick Street is intended for bus drop-off for the large number of Newton Public School students who will be using the house as an educational resource. The new space will be programmed to accommodate lectures as well as outdoor events. However, there is very little space on the site to accommodate parking. Additionally, any larger-scale parking on-site will compromise the historic nature of the site, as well as the residential character of the neighborhood. Although five parking spaces are proposed on the new site plan, this is significantly less than what is required for the use of the property. The petitioner is confident that the area has plenty of on-street parking to accommodate peak use of the property and has submitted a parking study to reinforce this claim. The petitioner is seeking a special permit from the Board of Aldermen to waive the required parking spaces. The petitioner is also seeking relief to expand the structure which is nonconforming with regards to side setbacks as well as being a special permit use in the Single Residence 1 District.

The Newton Historical Commission has not yet approved this petition and is in the process of reviewing the proposal. No action was taken at their August 26, 2010 meeting and their next scheduled meeting is on September 23, 2010. If the Historical Commission requires any changes to the site plan, the revised plans may require this Committee's further review.

I. SIGNIFICANT ISSUES FOR CONSIDERATION

When considering this request, the Board should consider whether:

- The proposal is consistent with the intent of the Newton Comprehensive Plan.
- The proposed use as a house museum is appropriate in the residential neighborhood.
- There is adequate parking in the neighborhood to accommodate the new use.
- The provision of more parking on-site is not desirable due to the historic nature of the site and the residential character of the neighborhood.
- Expansion of the structure which is nonconforming with regards to setbacks will not be more detrimental to the neighborhood.

II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

A. Neighborhood and Zoning

The two lots which comprise this project are located on the corner of Waverly Avenue and Kenrick Street. The site is located in Newton Corner in the Single Residence 1 Zone. The land use in the surrounding neighborhood is predominately single-family residential. There are two parcels of multi-family residential across Waverly Avenue from the site. The proposed use is for a historic house museum, which is allowed in a Single Residence 1 Zone with a Special Permit from the Board of Aldermen. The lot size is fairly consistent with what can be found in the neighborhood. Lots are very large compared to other areas within the City of Newton. There are a few lots over one acre and many in the 20,000-30,000 square foot range. Most of the homes in the area were built in the mid to late 19th Century, with a second batch constructed in the 1920s.

B. Site

The site is a combination of two lots. Lot 1 is vacant. Lot 17 is improved with the 4,740 square foot, 1732 wood-framed Gambrel Colonial-Style Structure. A wood garage is located to the southeast of the house on Lot 17 and will be removed. There is a driveway from Waverly Avenue to the wood garage. The site slopes up gently from Waverly Avenue with the house on a plateau, which then slopes off again towards the rear of Lot 17. Lot 1 also slopes down as one moves north from Lot 17 towards Kenrick Street. Together the lots form an "L" shape with frontages on both Waverly Avenue and Kenrick Street. Lot 1 is 24,638 square feet and Lot 17 is 24,357 square feet for a total site of 48,995 square feet. There are vestiges of the

nursery which was the historic use of the property.

III. PROJECT DESCRIPTION AND ANALYSIS

A. Land Use

Although the property is currently a museum, the intensity of use is projected to increase along with the renovations and reprogramming of the space. The museum is allowed by Special Permit in the Single Residence 1 Zone.

B. Building and Site Design

The original 1732 house will be preserved and maintained in its current location. The rear ell will be removed and replaced with new construction of similar massing. The rear porch and garage will be removed, as they are later additions to the 18th Century structure. The new 500 square foot wing attached to the newly constructed ell will resemble a New England barn and will blend quite nicely with the surrounding neighborhood of 19th Century homes. The barn-style addition will be a meeting space designed to accommodate a maximum of 70 people. A stabilized dirt driveway will replace the existing driveway. Five on-site parking spaces will be located at the top of the new driveway, one of which will be a handicapped stall. A stabilized dirt path would begin at the house and lead visitors across Lot 1 to a bus access point located on Kenrick Street. A dirt terrace will be located outside of the new rear ell.

C. Parking and Circulation

The Zoning Review Memorandum dated July 22, 2010 stated that the petitioner needed relief from 30-19(g)(2) to waive the dimensional standards for parking stall length. This has been resolved to show dimensionally conforming parking spaces on the latest plans submitted to the Planning Department, revised August 6, 2010. The petitioner is replacing the current driveway with a new stabilized dirt driveway which will access the site from Waverly Avenue. At the end of the dirt driveway will be five stabilized dirt parking spaces.

The original parking calculation in the Zoning Memo required 42 spaces for the use. However, this was based on an outdoor event and an indoor function occurring simultaneously. It is not the petitioner's intent to hold two simultaneous events. The most intense use expected by the petitioner would be a lecture with 70 attendants. This use would require 25 parking spaces (one space per three seats and one space per three employees). The petitioner is willing to accept a condition that they will not hold concurrent events outdoors and in the classroom. There will be five parking spaces on-site. A waiver is needed for the remaining 20 parking spaces. It is assumed that the remainder of visitors will park off-site or seek alternative transportation, while employees will be encouraged to use the parking provided on-site.

A parking plan has been submitted as part of this petition (*ATTACHMENT E*). The

parking plan shows that there are 295 "open parking" spaces within 1/5 of a mile (a four-minute walk) of the site. Additionally, many visitors will be Newton Public School children who will be bussed to the site. A bus drop-off has been located on the north side of the property on Kenrick Street. A sand path will lead visitors from the drop-off site to the house. Buses will be instructed to park in an undisclosed spot outside of the residential neighborhood. ***The Planning Department would like the petitioner to indicate where buses would standby. It may be possible to indicate this on the parking management plan.***

The parking plan indicates that street parking is more than sufficient to handle the volume of visitor traffic. The Planning Department also notes that surrounding residential lots are quite large with sufficient off-street parking of their own. This means that the residents are not using the supply of on-street parking. The Parking Report raises concerns that enforcement of the five-foot no parking zone near private residential driveways may be difficult since there is no signage to this effect. ***Since the petitioner is generating increased demand for on-street parking, the Planning Department recommends the installation of signage in the immediate vicinity defining the no parking zone.***

D. Landscape Screening

The proposed landscape plan indicates that new plantings will be added on the south side of the site between the new driveway location and the adjacent residence. There are already some high-canopy, deciduous trees along this property line, so the addition of dense evergreen trees would be helpful in screening the new parking lot from the neighboring property. ***The petitioner should clarify the variety, number and location of these plantings for approval by the Director of Planning and Development***

IV. TECHNICAL REVIEW

- A. Technical Considerations (Section 30-15): The Zoning Review Memorandum, dated July 22, 2010 (*SEE "ATTACHMENT A"*), provides an analysis of the proposal. The petitioners must seek a Special Permit to operate a museum in the SR-1 Zone, expand a structure which is nonconforming with regard to side setbacks and seek a waiver for required parking spaces.

30-8(b)(4): A museum is allowed in a Single Residence 1 District with a Special Permit from the Board of Aldermen. Since the 1970s, the property has been open to the public by appointment. Following this renovation, the petitioner(s) would like to make the property more uniformly accessible to the public. Many of the users are expected to be Newton Public School students visiting during school hours as part of the history curriculum. The property will also be open to the public Wednesday through Sunday. Although the intensity of the museum use is increasing, it will not be drastically different than what has been occurring on this site since the 1970s.

30-15 Table 2, 30-21(a)(2)(b), 30-19(m): The existing structure encroaches within the side setback on the north side of the property. This part of the structure will be demolished and replaced further from the property line, but will still be nonconforming (2.1 feet existing v. 4.4 feet proposed). The required side setback is 20' for a nonprofit institution in SR1 Zone. The new structure will be larger than the ell that is being removed. Since the new building will maintain a greater setback than currently exists, the impact on adjacent uses is expected to be positive.

- B. Engineering Review: The petitioner should comply with all recommendations in the Engineering Department's Memo dated August 18, 2010.
- C. Fire Department Review: The Newton Fire Department has approved the submitted plans for fire access and water, with the condition that documentation is provided showing the proposed driveway can handle H-20 loading.
- D. Historic Review: The Newton Historic Commission has not yet approved this application. The Historic Commission has expressed concerns with the removal of the ell structure. They have also expressed concern with the addition of walkways and additional parking on the site because it may compromise the character of the historic structure.

V. ZONING RELIEFS SOUGHT

Based on the completed Zoning Review Memorandum the petitioner is seeking approval through or relief from:

- Section 30-8 (b)(4): to allow a museum in the SR-1 Zone;
- Section 30-15 Table 2, 30-21(a)(2)(b), 30-21(b): to expand a nonconforming structure;
- Section 30-19(d)(13), 30-19(m): to waive the required number of parking spaces;

VI. PETITIONERS' RESPONSIBILITIES

- *The petitioner should clarify the variety, number and location of these plantings for approval by the Planning Department.*
- *Since the petitioner is generating increased demand for on-street parking, the Planning Department recommends the installation of signage in the immediate vicinity indicating the five foot no parking zone.*
- *The Planning Department would like the petitioner to indicate where buses would standby after a drop-off. It may be possible to indicate this on the Parking Management Plan.*
- *The petitioner should comply with all recommendations outlined in the City of*

Newton Engineering Department Memo dated August 18, 2010.

ATTACHMENTS

- ATTACHMENT A: Zoning Review Memo dated July 22, 2010***
- ATTACHMENT B: Engineering Review Memo dated August 18, 2010***
- ATTACHMENT C: Land Use Map***
- ATTACHMENT D: Zoning Map***
- ATTACHMENT E: Parking Study***
- ATTACHMENT F: DRAFT BOARD ORDER***

Zoning Review Memorandum

Dt: July 22, 2010

To: John Lojek, Commissioner of Inspectional Services

Fr: Eve Tapper, Chief Zoning Code Official
Candace Havens, Acting Director of Planning and Development

Cc: Cindy Stone, Director, Historic Newton
Ouida Young, Associate City Solicitor

RE: Request to allow the operation of an historic house museum

Applicant: Newton Historical Society, Inc.

Site: 286 Waverly Avenue and adjacent vacant lot **SBL:** Section 73, Block 9, Lots 1 and 17

Zoning: SR-1

Lot Area: Lot 1: 24,638 square feet, Lot 17: 24,357 square feet

Current use: Durant-Kenrick house and vacant lot

Proposed use: House museum with classroom addition and interpretive garden

Background:

The subject property consists of two lots located in the SR-1 zoning district. Currently, the property is owned by the Durant Homestead Foundation, Inc. and is used as both a residence for the caretaker of the property and as a house museum occasionally open to the public. The Newton Historical Society plans to acquire the property from the Foundation as a donation and operate the house and adjacent vacant lot jointly as a museum and interpretive garden. The applicants propose to demolish a portion of the building and rebuild it with a larger addition to accommodate a new visitor entry area and meeting space. Under the new ownership, no one will live on the property.

In 2006, the Newton Historical Society applied for and received \$2,795,800 in Community Preservation Act (CPA) funds to assist with the renovation and for the City to purchase a preservation restriction on the property. As a condition of receiving CPA funding, the Historical Society will grant the City of Newton a preservation restriction on both the interior and exterior of the building as well as landscaping on the house and adjacent vacant lot.

The Massachusetts Historical Commission is currently reviewing this restriction. Once it is finalized the Historical Society must submit their demolition and renovation plans to the Newton Historical Commission for review and approval. The plans submitted with this zoning review application and presumably the ensuing special permit application have not and cannot yet be reviewed or approved by the Newton Historical Commission until the restriction is signed. This review is based

solely upon the plans submitted to date. If the Newton Historical Commission requires changes to the plans before granting its approval, the applicant may have to resubmit the revised plans for an additional zoning review and/or amend their special permit application or site plan.

The following review is based on plans and materials received to date and listed below:

Plans and materials reviewed:

- "Programmatic/Operation Plan for Durant-Kenrick House and Grounds"
- "Topographic Site Plan, Newton, Massachusetts Showing Proposed Conditions at #286 Waverly Avenue & Adjacent Vacant Lot," dated June 1, 2010, signed and stamped by Stephen E. Poole, Registered Professional Engineer and stamped by Joseph R. Porter, Professional Land Surveyor
- "Durant-Kenrick Homestead, Addition and Renovations, 286 Waverly Avenue, Newton, Massachusetts, Schematic Design Documents," all dated 5/24/10 and signed and stamped by Pamela Whitney Hawkes, Registered Architect as follows:
 - "L.1.00, Site Plan and Details"
 - "D1.00, Roof Demolition Plan"
 - "A1.00, Basement Floor Plan"
 - "A1.01, First Floor Plan"
 - "A1.02, Second Floor Plan"
 - "A1.03, Roof Plan"
 - "A3.00, North & South Elevation"
 - "A3.01, East & West Elevation"
 - "A3.02, Building Sections"

Administrative determinations:

1. The applicants propose to use the house and adjacent vacant lot as a historic house museum and interpretive garden. Per Section 30-8(b)(4), a museum is allowed in the SR-1 zone with a special permit from the Board of Aldermen.
2. The applicant qualifies for so-called "Dover-protected" status as a non-profit educational corporation. The subject property with the house on it is located in the SR-1 zoning district and must comply with the dimensional standards outlined in Section 30-15, Table 2 for an "old lot". (see chart below)

SR-1 Zone	Required/Allowed	Existing	Proposed
Lot size	25,000sq. ft.	24,357 sq. ft.	No change
Frontage	100 feet	101.1 feet	No change
Setbacks			
• Front	40 feet	55.6 feet	No change
• Side	20 feet	2.1 feet	4.4 feet
• Rear	25 feet	98.2 feet	86.4 feet
FAR	0.4*	0.19	0.206
Building Height	36 feet	Info not provided	No change
Maximum Stories	3	Info not provided	No change
Max. Lot Coverage	30%	12.7%	25.9%
Min. Open Space	50%	81.3%	74.7%

*Footnote 3 in Section 30-15, Table 2 allows an increase in FAR of 0.1 for each additional 10% of the lot area that is devoted to usable open space. In this case, the open space is 74.7% where 50% is required. Since there is 20% more open space than required, the applicant is entitled to a bonus of 0.2 in FAR. This increases the maximum allowed FAR for this project from 0.2 to 0.4.

3. The existing structure is legally nonconforming with respect to side setback. The portion of the existing building that is closest to the side lot line on the north side of the property will be demolished and the new addition will be reconstructed further from the lot line (2.1 feet existing v. 4.4 feet proposed). However, the new building will still be nonconforming and the larger structure will allow for an expanded use of the site. Per Sections 30-21(a)(2)(b) and 30-21(b), in order to construct the addition as proposed, the applicant must obtain a special permit from the Board of Aldermen.
4. The submitted plans depict a 500 square foot meeting space in the building with a maximum capacity of 70 seats. According to the proponents, the historic part of the house and the meeting space will be used in conjunction with each other. At no time will both areas be filled to capacity simultaneously. Therefore, the parking demand for the building can be calculated using the maximum capacity of the meeting space. In this case, the meeting space with a maximum of three employees requires 25 parking spaces (see chart below for total number of spaces required for the site).
5. In addition, the Historical Society has indicated that on occasion they may hold other outdoor events on-site in a tent set up on a portion of the vacant lot (i.e. Historical Society meetings and fundraisers, or rental space for weddings or special occasions). Per the "Programmatic/Operations Plan" submitted with the applicants' zoning review materials, the Society intends to hold several events per year with a maximum number of 50 people at each event. Section 30-19(d)(13) requires one parking space for each three seats and one space for each three employees. Since the "Programmatic/Operations Plan" only lists the number of people expected at each event and does not differentiate between the number of seats and employees, this review assumes that the total number of people at the event will be 50 (including guests and employees). Under this assumption, the proposed use requires 17 parking spaces ($50/3=17$) (see chart below for total number of spaces required for the site).

Use	Required Parking per §30-19	Proposed Use	Proposed Parking Requirement
House Museum/Classroom	1 space/3 seats and 1 space/3 employees	70 seat classroom and 3 employees	25 ($24 + 1 = 25$)
Outdoor Events	1 space/3 seats and 1 space/3 employees	50 people total at the each event*	17*
TOTAL			42

* This calculation is approximate since the applicant has not provided specific information on these events.

6. The submitted site plans show five parking spaces on the property. The chart above shows that a maximum of 42 parking spaces are required for the proposed uses if they are operated simultaneously. Therefore, the applicant must either provide an additional 37 spaces on-site or obtain a special permit from the Board of Aldermen to waive these required parking spaces per Section 30-19(m).

Alternatively, if the applicant does not intend to hold an event both inside and outside concurrently, then the parking requirement can be reduced to 25 spaces (enough spaces for the more intense use of the property). The applicant has not provided enough information on this issue. More definitive information should be submitted with the special permit application to determine the exact number of spaces required on-site.

7. The submitted site plan shows the five parking spaces within the required 40-foot side setback. Section 30-19(g)(1) prohibits parking spaces in the side setback. To locate the parking spaces as shown on the plans, the applicants must obtain a special permit from the Board of Aldermen under Section 30-19(m).
8. The parking spaces shown on the submitted site plan appear to be less than the required 19 feet long per Section 30-19(g)(2). Section 30-19(g)(3) requires a driveway to be a minimum of 12 feet wide. The site plan shows a wider driveway than required and parking spaces that are substandard with respect to length. A minor adjustment to the site plan may be possible to lengthen the parking spaces and reduce the width of the driveway to construct a fully compliant parking facility. If this is not possible, then the applicants must obtain a special permit from the Board of Aldermen under Section 30-19(m) to waive the dimensional standards for the length of parking stalls.

9. See "Zoning Relief Summary" below:

Zoning Relief Summary		
Ordinance		Action Required
	Use	
§30-8(b)(4)	Allow museum in SR-1 zone	SP per §30-24
	Site	
§30-15, Table 2, 30-21(a)(2)(b) and 30-21(b)	Expand nonconforming structure	SP per §30-24
	Parking	
§30-19(d)(13), 30-19(m)	Waive required parking spaces	SP per §30-24, need more information to determine number of spaces
§30-19(g)(1)	Allow parking in the side setback	SP per §30-24
§30-19(g)(2)	Waive dimensional standards for length of parking spaces	SP per §30-24 or redesign parking facility to comply with standards

**CITY OF NEWTON
ENGINEERING DIVISION**

MEMORANDUM

To: Alderman Ted Hess-Mahan, Land Use Committee Chairman

From: John Daghljan, Associate City Engineer

Re: Special Permit – 286 Waverly Avenue Durant- Kenrick Homestead

Date: August 18, 2010

CC: Lou Taverna, PE City Engineer (via email)
Candice Havens, Acting Director of Planning (via email)
Linda Finucane, Associate City Clerk (via email)
Derek Valentine, Sr. Planner (via email)

In reference to the above site, I have the following comments for a plan entitled:

*Demo Plan Showing Proposed Conditions at #286 Waverly Avenue
Newton, MA
Prepared by: VTP Associates, Inc.
Dated: August 6, 2010*

Executive Summary:

The proposed site development includes the demolition of an existing garage and portion of the house (or ell) and constructing a new addition that will house class rooms, a workshop and entry, along with car parking area. The parking area and new walkways will be constructed of pervious stabilized material that should be ADA compliant. However the existing water and sewer service connections are over a century old and need replacement.

Construction Management:

1. A construction management plan is needed for this project. At a minimum it must address the following: staging site for construction equipment, construction material, construction worker's vehicles, phasing of the project with anticipated

completion dates and milestones, safety precautions, emergency contact personnel of contractor.

2. Stabilized driveway entrances are needed during construction which will provide a tire wash and mud removal to ensure City streets are kept clean.

Drainage:

1. The engineer of record needs to submit calculation on the net increase or decrease of impervious area(s) being added or removed from the site, as it will affect the requirement for on site drainage improvements. The architectural plans indicate the total demolished on sheet D1.01; but does not indicate the net increase in impervious area added; also sheet A1.02 is missing from the set submitted.
2. During a site visit a 4" diameter PVC pipe was found parallel to the existing garage (along the southwesterly property line) it appear that this is some sort of overflow drain pipe and needs to be identified by the engineer of record, and what the status of the pipe will be in post development.

Environmental:

- Are there any existing underground oil or fuel tanks, which are to be removed? If they have been already removed evidence should be submitted to the Newton Fire Department, and Newton Board of Health.

Sewer & Water:

- The existing water & sewer services to the building date back to 1903 and need to be replaced. A portion of the water service was renewed only within the street in 1936. The site plans need to be updated to shown the new water and sewer services o the building.

General:

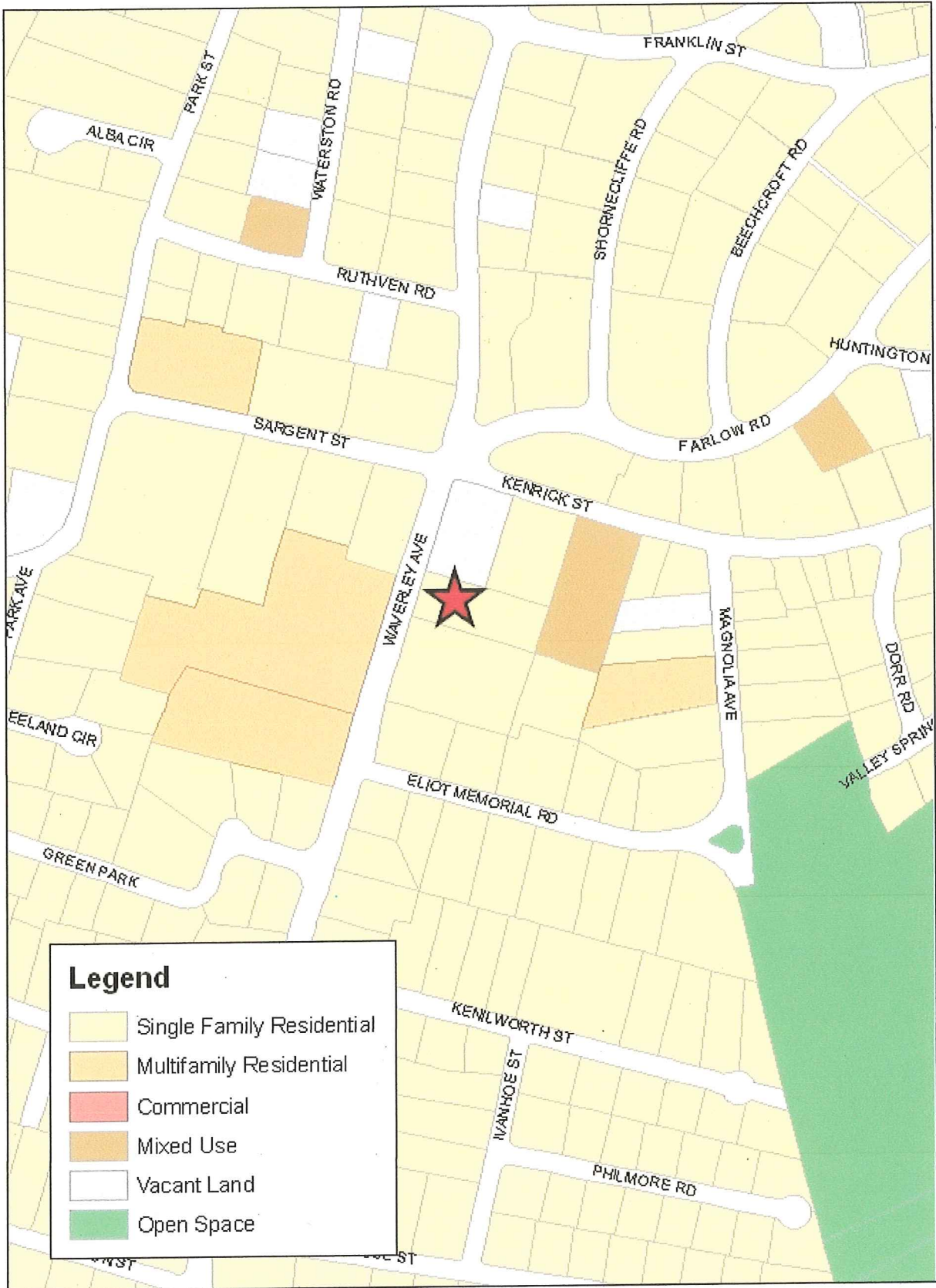
1. As of January 1, 2009, all trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property. *This note shall be incorporated onto the plans.*
2. All tree removal shall comply with the City's Tree Ordinance.
3. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water services, sewer service, and drainage system installation. The utility is question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval. *This note should be incorporated onto the plans*
4. The applicant will have to apply for Street Opening, Sidewalk Crossing, and Utilities Connecting permits with the Department of Public Works prior to any construction. *This note must be incorporated onto the site plan.*
5. The applicant will have to apply for a Building Permits with the Department of Inspectional Service prior to any construction.
6. Prior to Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading. *This note must be incorporated onto the site plan.*
7. If a Certificate of Occupancy is requested prior to all site work being completed, the applicant will be required to post a Certified Bank Check in the amount to cover the remaining work. The City Engineer shall determine the value of the uncompleted work. *This note must be incorporated onto the site plan.*

Note: If the plans are updated it is the responsibility of the Applicant to provide all City Departments [Conservation Commission, ISD, and Engineering] involved in the permitting and approval process with complete and consistent plans.

If you have any questions or concerns please feel free to contact me @ 617-796-1023.

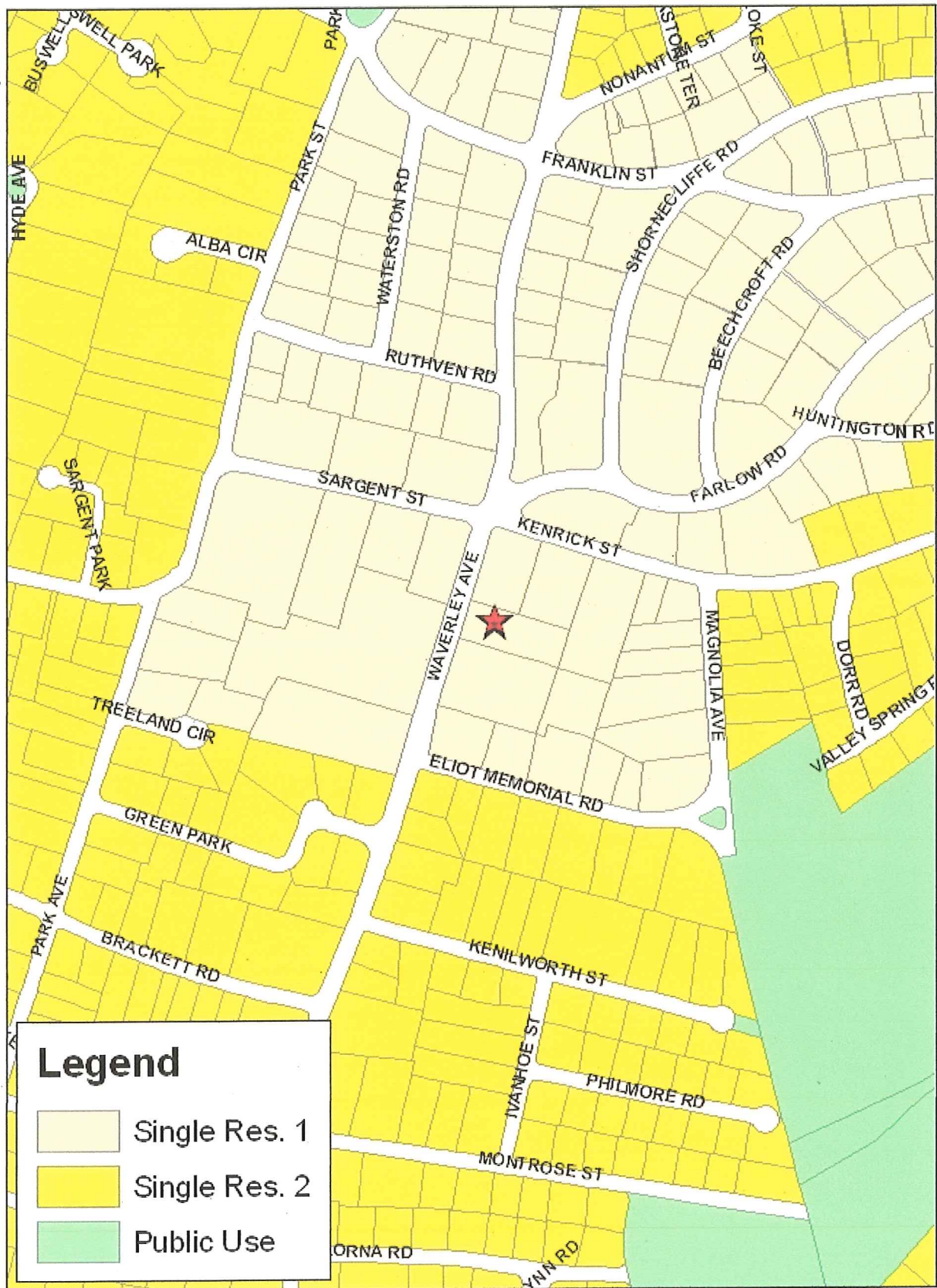
286 Waverly Land Use Vicinity Map

N



0 120 240 480 720 960 Feet

286 Waverly Zoning Vicinity Map



0 262.5 525 1,050 Feet

PARKING REPORT

(508) 663-1905

Planning Horizons
4 Waring Road, Natick MA 01760

To: Land Use Committee of the City of Newton Board of Aldermen
From: Lou Mercuri, Planning Horizons
Re: 286 Waverley Avenue, Durant-Kenrick House Parking Plan
Date: August 3, 2010

On behalf of the petitioner for this land use land use petition, I am submitting this report regarding the availability of parking and related issues for the proposed Durant-Kenrick House at 286 Waverley Avenue in Newton Corner.

Durant-Kenrick House Proposal

The Durant-Kenrick House will complement the Jackson Homestead in terms of the presentation of the historic nature of pre-revolutionary Newton. The site will be available to the general visiting public, school groups, and public programs throughout the year. It is estimated that once these programs are fully established that approximately 3700 patrons will participate in the Durant-Kenrick House experience each year. The general public will have access to the site from Wednesday through Sunday each week. Other programs such as school trips, workshops, and educational sessions will be scheduled on an as-needed or on a programmed basis.

Existing Conditions

The proposed historic house would be substantially renovated and is located in an entirely single family residential neighborhood of Newton Corner on Waverley Avenue. From a parking perspective, the proposed use created a calculated demand of 25 parking spaces. The current site plan shows a total of 5 on-site parking spaces, one of which is handicapped. Therefore, a parking deficit of 20 spaces will exist when the house opens and a parking waiver has been sought through this special permit application. Users of the site will need to locate off-site parking or find alternative modes of transportation. Employees will have access to the limited on-site parking area. The space is budgeted to have 1.5 FTE employees so the space available will be more than adequate.

Planning Horizons conducted recent surveys of the supply of on-street parking areas within an approximate four-minute walk of the site. The results of these surveys are described later in this report. In addition, a location was identified for busses dropping off and picking up school children on field trips.

An area parking plan was prepared for Planning Horizons by VTP Associates and is dated August 2, 2010. References to that plan identify the specific information and results of our survey efforts. The following street segments and on-street parking capacities were identified and are shown on the plan:

1. Waverley Avenue between Ruthven Road and Kenilworth Street, total of 53 on-street parking spaces
2. Ruthven Road, total of 31 on-street parking spaces
3. Sargent Street, total of 31 on-street parking spaces
4. Farlow Road between Waverley Avenue and Beechcroft Road, total of 26 parking spaces
5. Kenrick Street between Waverley Avenue and Magnolia Avenue, total of 27 parking spaces
6. Magnolia Avenue, total of 25 parking spaces

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(508) 653-1905

4 Waring Road, Natick MA 01760

7. Eliot Memorial Road, total of 44 parking spaces
8. Kenilworth Street between Waverley Avenue and Ivanhoe Street, total of 22 parking spaces
9. Green Park, total of 36 parking spaces

Combined, these 9 parking areas in closest proximity to the proposed site provide a total 295 on-street parking spaces. At maximum, the furthest parking space from the surveyed area is a 4-minute walk, or approximately 1/5th of a mile in distance. The total number of available parking spaces is based on a best estimate using adequate clearance from driveways, avoidance of narrow roadway widths, and 18-20 foot lengths for parked vehicles. There are no parking restrictions currently in place on any of the streets and roads in the study area. None of the parking areas are identified by pavement markings, therefore all available parking is truly "open" parking.

It is further noted that Waverley Avenue has an average daily traffic count of 10,500 vehicles. The nearest public transportation bus route is the MBTA #52 bus route 6 using Centre Street which is 3/4 of a mile from the site.

Survey Methodology and Results

A. Walking Survey and Parking Demand Supply

Average walking times between the Durant-Kerrick House and all of the parking areas were established. The range is between 10 seconds directly in front of the site on Waverley Avenue to 4 minutes at the intersection of Ruthven Road and Park Street to the House. The entire survey area includes 295 on-street parking spaces. It is easiest to establish the amount of time it takes to walk from a parking space to the site. The VTP plan shows times for smaller street segments and cumulative times to the further parking locations. Using the plan as a guide, the following numbers of parking spaces are noted in relation to the amount of time needed to walk from a parked car to the site:

- Total number of spaces within one minute walk of the site: 33
- Total number of spaces within two (2) minute walk of the site: 194
- Total number of spaces within three (3) minute walk of the site: 263
- Total number of spaces within four (4) minute walk of the site: 295

The petitioner has submitted a "programmatic / operations" plan for the Durant-Kerrick House. Best estimates are provided for the number of cars accessing the facility by type of activity. The following summarizes these figures:

- General visitation averages 2 cars per day
- School and group programs average 50 busses per year
- Public programs / classroom sessions average 10 cars per program
- Outdoor / special events average 50 people or 17 cars per event

Under these anticipated scenarios, a maximum of less than of 20 parking spaces would be needed at any one time for any proposed event.

The parking and walking survey reveals 33 available on-street parking spaces within a one-minute walk of the site, more than an adequate number of spaces to accommodate any expected demand for parking.

B. Parking and Safety Concerns

Planning Horizons

(508) 653-1905

4 Waring Road, Natick MA 01760

The natural tendency will be for patrons of the house to seek the closest and most readily available parking spaces. Waverley Avenue between Kendrick Street and Eliot Memorial Road provides 29 parking spaces within at most a 1 minute 10 second walk to the site. Both sides of Waverley Avenue offer unrestricted parking and on our 3 days of observations no drivers used the on-street parking option. The road is wide and straight and the effect of parking in the area will serve as a traffic-calming device to slow down drivers passing through. Based on the minimal need for parking for the Durant-Kerrick House, there appears to be no need for future parking restrictions either at different times of day or to restrict parking on one side or the other. This issue could be explored if parking becomes an issue after the House opens; however, there appears to be more than an adequate supply of safe, easily accessible parking at this time.

The entire area is single family residential housing and there is always the concern that patrons of the Durant-Kerrick House might park too close to driveways accessing these homes. Enforcement of the minimum 5 foot distance from driveways parking provision will be critical. At present, there is no signage indicating the 5 foot provision anywhere in the area. It is recommended that installation of these signs and / or regular parking enforcement will be sufficient to address any issues if they arise.

C. School and Group Programs / Bus Parking

The program envisions interest among elementary and middle school students in Newton regarding the history and appreciation of the site and its amenities. It is expected that an average of 50 school busses per year will need access to the site. To accomplish this, and adequate bus drop off and pick up location needs to be provided. The narrow site driveway is short and not suitable for larger bus activity. It is the view of the Newton Planning Department and Planning Horizons that a safe drop off and pick up area for busses be established on the northerly side of the property along the southerly side of Kendrick Street, about 40 feet from the intersection with Waverley Avenue. A new walkway is proposed directly to the Durant-Kerrick House providing easy drop off and pick up of students. There will be no need for students to cross streets and the busses will find out-of-the-neighborhood locations to park and wait for the return trip.

It is recommended that the use of this area for busses remain informal and that no parking signs, pavement markings, or restrictions are placed in this area. The use of busses in this location will not conflict with other patrons using private autos during regular school days.

Summary and Conclusion

The Durant-Kerrick House will offer wonderful historic and cultural opportunities in Newton Corner. Our assessment of the parking, safety, and school bus issues concludes that the patron demands of the House can be readily met. There are 295 unrestricted parking spaces within a four minute walk of the site, as well as 33 available spaces within a one minute walk. Even at "peak" times, these 33 spaces are more than adequate parking for patrons and employees. The parking near driveway clearances needs to be watched closely in the event that more enforcement signage is needed in the future. Finally, Planning Horizons recommends that a preferred bus drop off and pick up area along Kendrick Street (adjacent to the site) will improve access for busses and students alike.

DRAFT
#213-10

CITY OF NEWTON
IN BOARD OF ALDERMEN
September 21, 2010

ORDERED:

That the Board, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval of the following SPECIAL PERMIT/SITE PLAN APPROVAL/EXTENSION OF A NONCONFORMING USE to expand a nonconforming structure and waive required parking spaces, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman Ted Hess-Mahan:

1. The proposed petition will not be substantially more detrimental to the neighborhood than the existing conditions for the following reasons:
 - a. Street parking in the area is sufficient for the proposed use as indicated by the petitioner's parking study.
 - b. A historic house museum is an appropriate use for the residential neighborhood.
 - c. Any large scale provision of parking will be out of character with the historic nature of the structure and with the character of the surrounding residential neighborhood.
 - d. The extension of the building, which is nonconforming with regards to side setbacks will not negatively impact surrounding properties.

PETITION NUMBER: #213-10

PETITIONER: Newton Historical Society

LOCATION: 286 Waverly Avenue, Section 73, Block 9, Lots 1&17
containing approximately 48,995 sq. ft. of land

OWNER: Durant Homestead Foundation

ADDRESS OF OWNER: 5305 Whitcomb Drive, Madison, Wis. 53711

TO BE USED FOR: Historic house museum

CONSTRUCTION: wood frame

ATTACHMENT F

EXPLANATORY NOTES: §30-8(b)(4) to allow a museum in SR-1; §30-15, Table 2 and §30-21(b) to expand a nonconforming structure, §30-19(d)(13) and 30-19(m) to waive the required parking; §30-23 for site plan approval; and §30-24(d) for special permit approval

ZONING: Single Residence 1 District

Approved subject to the following conditions:

1. All buildings, parking areas, driveways, walkways, landscaping and other site features associated with this special permit/site plan approval shall be located and constructed consistent with:
 - “Topographic Site Plan Showing Proposed Conditions at 286 Waverly Avenue and Adjacent Vacant Lot,” dated June 1, 2010 and revised August 6, 2010, signed and stamped by Joseph R. Porter, Professional Land Surveyor.
 - “Demo Plan Showing Proposed Conditions at #286 Waverly Avenue and Adjacent Vacant Lot”, dated August 6, 2010, signed and stamped by Joseph R. Porter, Professional Land Surveyor.
 - “Schematic Design, Durant Kenrick Homestead” dated May 24, 2010 by AnnBeha Architects including:
 - Sheet A3.00-Elevations
 - Sheet A3-01-Sections
 - Sheet A3-02- Sections
2. No building permit shall be issued pursuant to this special permit/site plan approval until the petitioner has:
 - a. recorded a certified copy of this board order for the approved special permit/site plan with the Registry of Deeds for the Southern District of Middlesex County.
 - b. filed a copy of such recorded board order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
 - c. obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
 - d. provided a final landscape plan with variety, size, number and location of plantings for approval by the Director of Planning and Development.
 - e. received approval from the Newton Historic Commission.
3. No occupancy permit for the use covered by this special permit/site plan approval shall be issued until the petitioners have:
 - a. filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect or engineer certifying compliance with Condition #1.

- b. submitted to the Department of Inspectional Services, and the Department of Planning and Development a final as-built survey plan in paper and digital format.